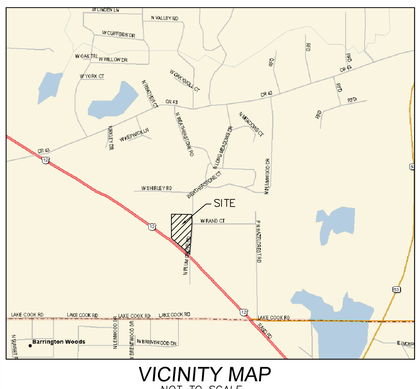
ALTA/ACSM LAND TITLE SURVEY

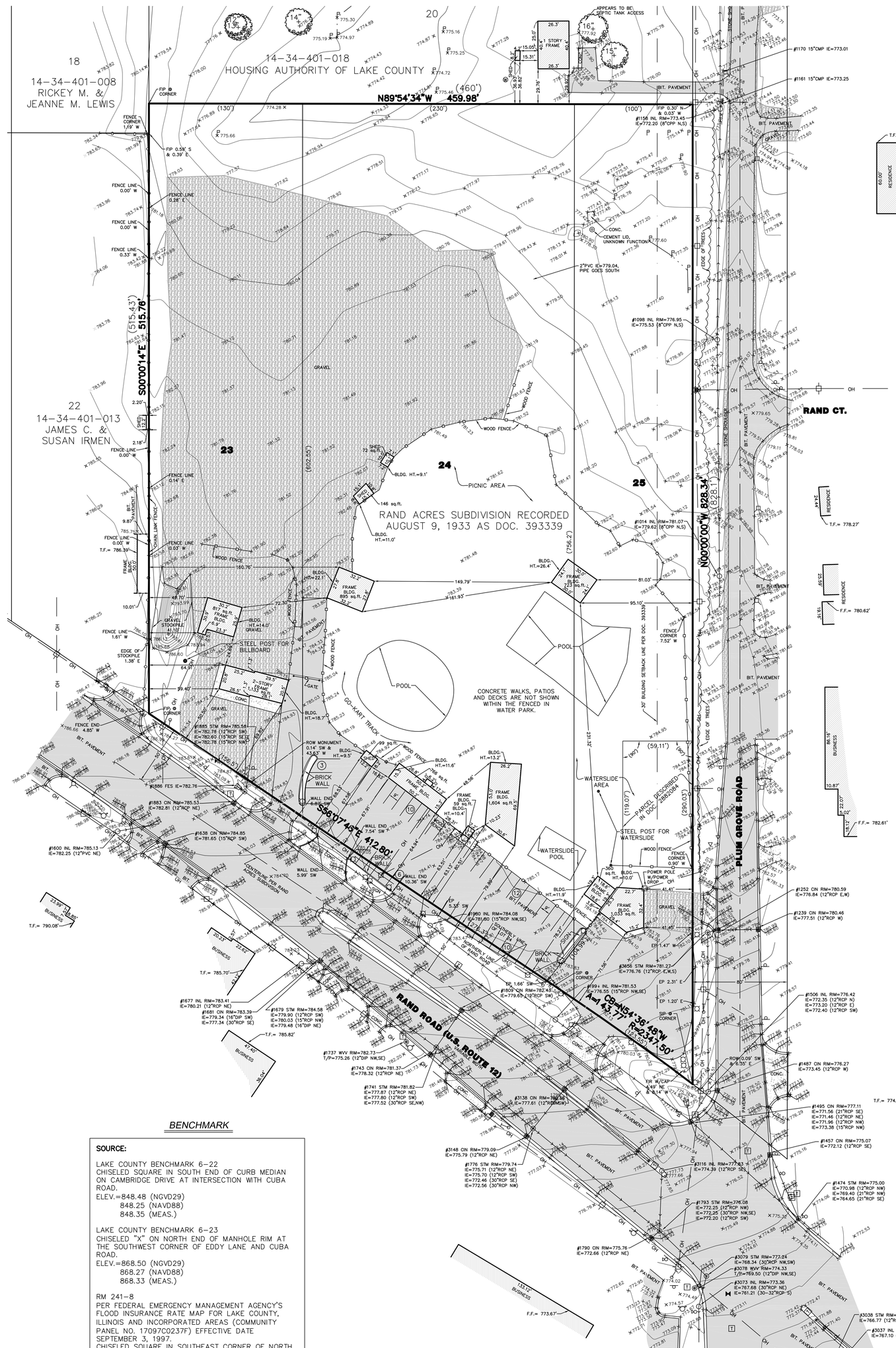
OF

LOTS 23, 24 AND 25 IN RAND ACRES, BEING A SUBDIVISION OF PART OF SECTIONS 34 AND 35, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 9, 1933 AS DOCUMENT 393339, IN BOOK "X" OF PLATS, PAGES 2 AND 3, IN LAKE COUNTY, ILLINOIS.

P.I.N: 14-34-401-014
14-34-401-022
14-34-401-023



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE

1" = 40'

LEGEND

CABLE TV PEDESTAL
TRAFFIC LIGHT POLE
TRAFFIC CONTROL BOX
TRAFFIC CONTROL VAULT
TRAFFIC LIGHT
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
PAINTED TELEPHONE LINE
FIBER OPTIC CABLE LINE
ANCHOR
GUY POLE
UTILITY POLE
POWER POLE
LIGHT STANDARD
ELECTRIC MANHOLE
ELECTRIC PEDESTAL
ELECTRIC TRANSFORMER PAD
ELECTRIC METER
HANDHOLE
ELECTRICAL JUNCTION BOX
ELECTRIC VAULT
ELECTRIC SERVICE OUTLET BOX
PAINTED ELECTRIC LINE
TRANSFORMER PAD
PAINTED GAS LINE
GAS VALVE
GAS METER
GAS VALVE VAULT
GAS METER
PIPELINE MARKER
MONITORING WELL
POST INDICATOR VALVE
WELL HEAD
FLAGPOLE
MAILBOX
SIGN
POST
PUBLIC PAY TELEPHONE
PARKING METER
WETLAND MARKER
BASKETBALL HOOP
AIR CONDITIONER PAD/UNIT
DECIDUOUS TREE W/ TRUNK SIZE
NON-DECIDUOUS TREE W/ TRUNK SIZE
BUSH
PARKING STALL COUNT
HEADWALL
CURB INLET
STORM INLET
STORM MANHOLE
FLARED END SECTION
CLEANOUT
SANITARY MANHOLE
HOSE BIB
B-BOX
HYDRANT
WATER VALVE
WATER VALVE VAULT
PAINTED WATER LINE
SPRINKLER HEAD
WATER METER
FOUND DISK IN CONCRETE
FOUND BRASS DISC
FOUND ROW MARKER
FOUND IRON ROD
FOUND RAILROAD SPIKE
FOUND PK NAIL
FOUND MAG NAIL
FCC FOUND CUT CROSS
FIP FOUND IRON PIPE
FIB FOUND IRON BAR
TP SET TRAVERSE POINT
SPK SET PK NAIL
SMC SET MAG NAIL
SIP SET IRON PIPE
SBM SET CONCRETE MONUMENT WITH BRASS DISC
SCM SET CONCRETE MONUMENT WITH IRON PIPE

PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
PROPOSED RIGHT-OF-WAY LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EX. & PRO. CENTERLINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
EX. & PRO. BUILDING SETBACK LINE
SECTION LINE
EXISTING FENCELINE (CHAIN LINK)
EXISTING FENCELINE (WOOD)
EXISTING FENCELINE (WIRE)
GUARDRAIL
RAILROAD TRACKS
UNDERGROUND CABLE TV
UNDERGROUND CABLE TV(ATLAS INFO.)
UNDERGROUND FIBER OPTIC CABLE(ATLAS)
UNDERGROUND ELECTRIC
UNDERGROUND ELECTRIC(ATLAS INFO.)
UNDERGROUND TELEPHONE
UNDERGROUND TELEPHONE(ATLAS INFO.)
GAS MAIN
GAS MAIN(ATLAS INFO.)
WATER MAIN
WATER MAIN (ATLAS INFO.)
SANITARY SEWER
SANITARY SEWER(ATLAS INFO.)
STORM SEWER
STORM SEWER(ATLAS INFO.)
EDGE OF WATER
OVERHEAD WIRES
CURB
DEPRESSED CURB
700 EXISTING CONTOUR LINE
ASPHALT PAVING OR WATER (LABELED)
UNPAVED ROAD
CONCRETE
WETLANDS
EXISTING BUILDING
MARSH AREA

ABBREVIATIONS

782.62 EXISTING TOP OF CURB ELEVATION
782.12 EXISTING EDGE OF PAVEMENT ELEVATION
+782.50 EXISTING SPOT ELEVATION
A.P. ACCESSIBLE PARKING
F.F. FINISHED FLOOR
T.F. TOP OF FOUNDATION
BLDG. BUILDING
HT. HEIGHT
CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
VCP VITRIFIED CLAY PIPE
FRM. FRAME
BRK. BRICK
TC TOP OF CURB
DEP DEPRESSED CURB
GUT GUTTER
EP EDGE OF PAVEMENT
F.L. FLOW LINE
CONC. CONCRETE
BIT. BITUMINOUS
MH MANHOLE
CW CONCRETE WALK
TW TOP OF WALL
BW BOTTOM OF WALL
TP TOP OF PIPE
BW BACK OF WALK
FES FLARED END SECTION
INV INVERT
DIP DUCTILE IRON PIPE
SD STORM DRAIN
SAN SANITARY SEWER
N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
U.E. UTILITY EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
D.E. DRAINAGE EASEMENT
M.U.E. MUNICIPAL UTILITY EASEMENT
I.E. INGRESS & EGRESS EASEMENT
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
(REC) RECORD DATUM
(MEAS. MEASURED DATUM
[CALC] CALCULATED DATUM
<DEED> INFORMATION TAKEN FROM DEED

FLOOD HAZARD NOTE

THIS PROPERTY IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF LAKE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17097C0241F) EFFECTIVE DATE SEPTEMBER 3, 1997.

AREA

308,223 SQ. FT.

7.0758 ACRES

BASIS OF BEARINGS

ASSUMED THE NORTHLINE OF LOTS 23-25 IN RAND ACRES SUBDIVISION TO BE: N 89° 54' 34" W

PARKING STALLS

STANDARD PARKING STALLS= 41
ACCESSIBLE PARKING STALLS= 0
TOTAL PARKING STALLS= 41

BENCHMARK

SOURCE:

LAKE COUNTY BENCHMARK 6-22
CHISELED SQUARE IN SOUTH END OF CURB MEDIAN ON CAMBRIDGE DRIVE AT INTERSECTION WITH CUBA ROAD.
ELEV.=848.48 (NGVD29)
848.25 (NAVD88)
848.35 (MEAS.)

LAKE COUNTY BENCHMARK 6-23
CHISELED "X" ON NORTH END OF MANHOLE RIM AT THE SOUTHWEST CORNER OF EDDY LANE AND CUBA ROAD.
ELEV.=868.50 (NGVD29)
868.27 (NAVD88)
868.33 (MEAS.)

RM 241-8
PER FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR LAKE COUNTY, ILLINOIS AND INCORPORATED AREAS (COMMUNITY PANEL NO. 17097C0237F) EFFECTIVE DATE SEPTEMBER 3, 1997.
CHISELED SQUARE IN SOUTHEAST CORNER OF NORTH HEADWALL OF CULVERT FOR TRIBUTARY B TO BUFFALO CREEK, UNDER CUBA ROAD APPROXIMATELY 1,000 FEET WEST OF QUENTIN ROAD.
ELEV.=790.11 (NGVD29)
789.87 (NAVD88)
792.37 (MEAS.)

GEWALT HAMILTON ESTABLISHED BENCHMARK NORTHWEST FLANGE BOLT ON FIRE HYDRANT IN SOUTHEAST CORNER OF LAKE COOK ROAD & LENWOOD.
ELEV.=775.13 (NGVD29)
774.89 (NAVD88)
775.59 (MEAS.)

SITE:

CUT SQUARE ON NORTHEAST SIDE OF A TRAFFIC LIGHT POLE BASE, THE EASTERLY OF TWO, AT THE NORTHWEST CORNER OF RAND ROAD (ROUTE 12) AND PLUM GROVE ROAD.

ELEV.=777.26 (NAVD88) (MEAS.)

GENERAL NOTES

1. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO SURVEYOR.
2. ONLY PRINTS OF THIS SURVEY WITH AN EMBOSSED SEAL SHALL BE DESIGNATED OFFICIAL COPIES. THIS SURVEY WAS PREPARED FOR THE SOLE USE OF THE CLIENT AS STATED HEREON AND IS NON-TRANSFERABLE.
3. DO NOT SCALE DIMENSIONS FROM THIS PLAT.
4. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
5. THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 1401 880002534 D2, EFFECTIVE DATE MAY 4, 2007.
6. MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OF EXISTENCE OF UNDERGROUND UTILITIES.
7. NO UNDERGROUND UTILITIES, OR DRAIN TILES, IF ANY EXIST, SHOWN HEREON.
8. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
9. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
10. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION.
11. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS ON THE PROPERTY.
12. THERE ARE NO NEW RIGHT OF WAY CHANGES THAT THE SURVEYOR IS AWARE OF.
13. THE SURVEYOR WAS NOT PROVIDED ANY GOVERNMENTAL AGENCY SURVEY-RELATED REQUIREMENTS BY THE CLIENT AS OF THE DATE OF THIS SURVEY.

Survey Certification

CERTIFIED TO The Privatebank and Trust Company, its successors and assigns, Bond Kildeer Marketplace, LLC, its successors and assigns and Chicago Title Insurance Company.

The undersigned does hereby certify that (i) this survey was made upon the ground of the property reflected hereon on January 4, 2007, under my supervision, for the benefit of and reliance by The Privatebank and Trust Company, its successors and assigns, Bond Kildeer Marketplace, LLC, its successors and assigns, and Chicago Title Insurance Company, and correctly shows and represents the property reflected hereon (including the gross square footage thereof) and the locations of all buildings, structures and other improvements (including the gross square footage thereof) and visible items ((including all parking space (and a count thereof) located upon the property and the sizes of such parking spaces)) and known utilities located thereon, and relation of all such buildings, structures and other improvements to the property lines of the property reflected hereon; (ii) the description of the property contained hereon is correct and the physical evidence of boundary lines and lines of possession or occupancy have been shown and proper notation made where in conflict with the legal description, and such boundary lines close by engineering calculations; (iii) the property reflected hereon has physical and legal access to and from a dedicated public roadway, and the public roads, highways, streets and alleys running adjacent to or upon the property reflected hereon are shown; (iv) except as shown hereon, there are no discrepancies, conflicts, shortages in area, encroachments (from the property reflected hereon onto any adjacent property, including streets, roadways and alleys, and/or from any adjacent property, including streets, roadways and alleys, onto the property reflected hereon), visible improvements, overlapping of improvements, set-back and/or building lines, easements (and no evidence on the ground of use of the property that might suggest a possible claim of easement), rights-of-way, drainage ditches, power lines or roadways that affect the property reflected hereon, or, to the undersigned's knowledge, after diligent inquiry, platted utilities that affect the property reflected hereon; (v) there are no gaps, gores, or overlaps between parcels or roads, highways, streets, or alleys and all parcels that comprise the property reflected hereon are contiguous; (vi) deleted; (vii) deleted; (viii) deleted; (ix) the gross and net areas (both acreage and square footage) shown hereon are correct and there are no boundary line discrepancies and no deficiencies in the quantity of the land described in the legal description of the property reflected; (x) this property lies in Flood Zone X according to Flood Insurance Rate Maps for the County of Lake, Community Panel No. 17097C0241F, dated September 3, 1997 and issued by the Federal Emergency Management Agency; (xi) this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 3, 4, 5, 6, 7a, 7b1, 7c, 8, 9, 10, 11a, 12, 13, 14, 16 and 17 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Illinois, the Relative Positional Accuracy of this survey does not exceed that which is specified therein; and (xii) there are no material conflicts between the standards described above an any applicable local or state standards.

Edward A. Hedge

By: _____
Date: _____
Registered Land Surveyor No. 3026
Date of Survey: August 17, 2007

ZONING NOTES

Per Lake County Zoning, this property is split zoned. It is zoned both GC-General Commercial and R-1-Residential District.

As obtained from ordinance.com on 08/15/2007

Sec.5.5 R-1, R-2 and R-3 Residential Districts

§§5.5.1/ Description
The R-1, R-2 and R-3 zoning districts are expected to accommodate a large percentage of the residential growth projected in unincorporated Lake County over the 20-year planning horizon covered by the Framework Plan. The districts are primarily intended to accommodate low to moderate density residential development that can be served by individual sewage disposal systems or the-full range of infrastructure. The districts are generally intended to be applied in areas with existing infrastructure. The uses and densities allowed in the R-1, R-2 and R-3 districts (0.8 to 2.0 units per acre) offer Lake County residents a variety of housing choices in the low to moderate density range. The R-1, R-2 and R-3 districts are intended to implement the residential planning policies of the Framework Plan's "Estate" and "Suburban" land use designations.

§§5.5.2/ Uses
Uses are allowed in R-1, R-2 and R-3 districts in accordance with the Use Table of Sec. 6.1.

§§5.5.3/ Dimensional Standards
All development in the R-1, R-2 and R-3 districts is subject to the density and dimensional standards of Article 7.

Sec 5.11 GC, General Commercial

§§5.11.1/ Description
The GC, General Commercial district is intended to accommodate commercial uses. The GC district is not a neighborhood-oriented district and is not generally appropriate for application within residential areas. It is intended to be used to accommodate existing commercial uses. It may also be used to accommodate new development proposals. In all cases, new development in the GC district should be adequately served by infrastructure. The GC district is intended to implement the planning policies of the Framework Plan's "Suburban" and "Urban" land use designation.

§§5.11.2/ Uses
Uses are allowed in the GC district in accordance with the Use Table of Sec. 6.1.

§§5.11.3/ Dimensional Standards
All development in the GC district is subject to the density and dimensional standards of Article 7.

Sec. 6.2 Use Table

Table 6.2 lists the uses allowed within zoning districts.

§§6.2.1/ Permitted Uses

A."P" indicates that a use is allowed by-right in the respective zoning district. Permitted uses are subject to all other applicable regulations of this Ordinance.

§§6.2.2/ Conditional Uses
A."C" indicates that a use is allowed only if reviewed and approved as a Conditional Use, in accordance with the Conditional Use review procedures of Sec. 3.6. Conditional Uses are subject to all other applicable regulations of this Ordinance.

§§6.2.3/ Uses Not Allowed
A.blank cell (one without a "P" or "C"") indicates that a use type is not allowed in the respective zoning district.

§§6.2.4/ Use Standards
The final "standards" column of Table 6.2 contains references to use standards that apply to the listed use type. The Use Standards are presented in alphabetical order following the use table (Sec. 6.3).

§§6.2.5/ Accessory and Temporary Uses
The regulations that apply to accessory and temporary uses are contained in Sec. 6.4 and Sec. 6.5.

§§6.2.6/ Use Categories
All of the use categories listed in Table 6.2 are described in Sec. 14.1. The second column of the use table lists some of the specific use types included within respective use categories. Appendix F provides a detailed listing of specific use types and their assignment to use categories.

USE TABLE

Commentary
The Use Table is organized in to 5 major use groups:
- Residential
- Public, Civic and Institutional
- Retail, Service and Commercial
- Industrial
- Other Uses

Each major use group is further divided into a series of use categories. The use category system is based on common functional, product or compatibility characteristics, thereby regulating uses in accordance with criteria directly relevant to the public interest. Ordinance users interested in reviewing a more detailed listing of specific use types should review *Appendix F. Appendix F* will help users identify how specific use types are categorized under the new use category system of this Ordinance. Sec. 14.1 provides a further description of use categories.

Use Category (See Sec. 14.1 for Descriptions)	Use Types	Residential							Nonresidential								Use Standards	Certificate Required (Revised 11.06.04)
		AG	RE	E	R1	R2	R3	R4	R5	R6	RR	GO	LC	RC	GC	LI	II	OS		
Household Living (See §§14.1.3A) (Revised 11.06.04)	Attached Dwelling (accessory use to attached nonresidential use)											P	P	P	P				§§6.3.9	
	Atrium House[1]							P	P	P										
	Cabin or Cottage												P					P	§§6.3.10	
	Caretaker's Dwelling Unit (Accessory Use)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	§§6.4.4	
	Duplex[1]							P	P	P										
	House, Detached	P	P	P	P	P	P	P	P	P	P									
	Lot Line House[1]						P	P	P	P										
	Mobile Home Park								C	C	C								§§6.3.30	Ci Bll
	Multi-Dwelling Structure								P	P	P									
	Multiplex[1]								P	P	P									
	Patio House[1]								P	P	P									
	Townhouse[1]								P	P	P									
	Twinhouse[1]								P	P	P									
	Village House[1]								P	P	P									
	Accessory Dwelling Unit (Accessory Use)	P	P	P	P														§§6.4.4	
Assisted Living (See §§14.1.4A)		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		§§6.3.7	
College (See §§14.1.4B)		C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			Ci Bll
Community Service (See §§14.1.4C) (Revised 11.06.04)	Government Use (10,000 sq. ft. or less of assembly space)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			
	Government Use (more than 10,000 sq. ft. of assembly space)	P	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P			Ci Bll
	Community Service Not Otherwise Classified		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C			ZBA
Day Care (See §§14.1.4D)		P	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		§§6.3.16	ZBA
Group Living (See §§14.1.4E) (Revised 11.06.04)								P	P	P									§§6.3.23	
Hospital (See §§14.1.4F) (Revised 11.06.04)												P	P	P	P					
Parks and Open Space (See §§14.1.4G) (Revised 11.06.04)	Noncommercial Park, Public Open Land, Community Park or Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Golf Course	P	P	P	P	P	P	P	P	P	P	P		P				P	§§6.3.20	
	Cemetery, Mausoleum	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§§6.3.12	ZBA
	Parks and Open Space Not Otherwise Classified	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		

[1] Such dwelling types shall be permitted only within conservation residential development.
[2] Such dwelling types shall be permitted only within conservation residential development in the R-4 Zoning District, and within conservation and conventional residential development in the R-5 and R-6 Zoning Districts.

RESIDENTIAL DEVELOPMENT

Table 7.1-1

Commentary
The residential and nonresidential density and dimensional standards of this section are not a "guarantee" of development intensities. Other factors such as public facility availability, infrastructure capacity, building layout, and parking configuration may have the effect of limiting development intensity more than the stated standards. The inability to attain allowed development intensities shall not serve as justification for adjusting other standards.

Residential District Density and Dimensional Standards, Conventional Residential Development
[Revised: 11-14-00, 04-10-01, 08-12-03]

Zoning District	Maximum Density (units per acre) (§§7.4.1)	Min. Lot Size: Area (sq. ft.) (§§7.3.1)	Min. Lot Size: Width (ft.) (§§7.3.2)	Minimum Setbacks[4][5] (feet) (§§7.2.05 (ii)): Street	Side (min/total)	Rear	Max. Coverage (§§7.2.4)	Max. Height (feet) (§§7.2.5)
AG	0.20	200,000	300	30	30/60	50	0.10[3]	35[1]
RE	0.20	200,000	300	30	30/60	50	0.10[3]	35[1]
E	0.45	80,000	190	30	19/48	30	0.15[3]	35[1]
R1	0.80	40,000	130	30	13/33	30	0.25[3]	35[2]
R2	1.33	20,000	90	30	9/23	15	0.30[3]	35[2]
R3	2.00	12,000	60	30	7/17	15	0.32[3]	35[2]
R4	2.50	8,500	60	30	6/15	15	0.40[3]	35[2]
R5	8.00	See Table 7.1-1(A)				15	0.50[3]	40[2]
R6	12.00	See Table 7.1-1(A)				15	0.50[3]	40[2]
RR	12.00	8,500	50	30	6/15	15	0.50[3]	35[2]

Notes: Setbacks from alleys shall be the same as otherwise applicable side or rear setbacks
[1] Structures in the AG, RE and E zoning districts may exceed the 35-foot building height limit by providing additional setbacks, as follows: for each 1 foot of additional height above 35 feet, structures shall be setback from all front, side and rear property lines by 2 feet more than the otherwise required minimum setback. Structures in the AG, RE or E districts shall not exceed 45 feet in height.
[2] Nohwithstanding the method prescribed by this Ordinance for calculating building height, in no case shall the roof peak of any single-family dwelling exceed 40 feet above the mean elevation at finished grade along the front of the structure. [Revised 08.12.03]
[3] ISR shall be calculated by dividing the total area of all impervious surfaces on the site by the sites base site area. [Revised 08.12.03]
[4] A transition yard may also be required, which may increase the minimum setback shown in this table. See Section 9.3.6. [Revised 08.10.03]
[5] Any setback from a railroad right-of-way need not exceed 5 feet. A transition yard shall not be required in this instance. [Revised 08.12.03]

RESIDENTIAL DEVELOPMENT W/NON-RESIDENTIAL ALLOWED

Zoning District	Area Factor	Min. Lot Size: Area (sq. ft.) (§§7.8.1)	Min. Lot Size: Width (ft.) (§§7.8.2)	Minimum Setbacks[4][5] (feet): Street	Side (min/total)	Rear	Max. Coverage (each lot) (§§7.8.4)	Max. Height (feet) (§§7.8.5)
AG	0.10	200,000	300	30	30/60	50	0.20	35[1]
RE	0.10	200,000	300	30	30/60	50	0.20	35[1]
E	0.15	80,000	190	30	19/48	19	0.30	35[1]
R1	0.20	80,000	190	30	19/48	19	0.35	35
R2	0.30	80,000	190	30	19/48	19	0.45	35
R3	0.30	80,000	190	30	19/48	19	0.50	35
R4	0.30	80,000	190	30	19/48	19	0.50	35
R5	0.30	80,000	190	30	19/48	19	0.50	40
R6	0.30	80,000	190	30	19/48	19	0.50	40
RR	0.30	80,000	190	30	19/48	19	0.50	35

Setbacks from alleys shall be the same as otherwise applicable side or rear setbacks
[1] Structures in the AG, RE and E zoning districts may exceed the 35-foot building height limit by providing additional setbacks, as follows: for each 1 foot of additional height above 35 feet, structures shall be setback from all front, side and rear property lines by 2 feet more than the otherwise required minimum setback. Structures in the AG, RE or E districts shall not exceed 45 feet in height.
[2] A transition yard may also be required, which may increase the minimum setback shown in this table. See Section 9.3.6. [Revised 06.10.03]
[3] Any setback from a railroad right-of-way need not exceed 5 feet. A transition yard shall not be required in this instance. [Revised 08.12.03]

NON-RESIDENTIAL DEVELOPMENT

Zoning District	Area Factor	Min. Lot Size: Area (sq. ft.) (§§7.8.1)	Min. Lot Size: Width (ft.) (§§7.8.2)	Minimum Setbacks[4][5] (feet): Street	Side (min/total)	Rear	Max. Coverage (§§7.8.4)	Max. Height (feet) (§§7.8.5)
GO	0.45	40,000	130	50	12[2]	12[2]	0.50	50 [3]
LC [6]	0.50	10,000	50	30	12[4]	12	0.75	35
RC	0.20	20,000	100	50	16[4]	10	0.75	35
GC	0.30	10,000	50	50	13[4]	12	0.70	35
LI	0.45	40,000	130	50	20	20	0.60	50 [3]
II	0.45	40,000	130	50	20	20	0.60	50 [3]
OS	0.07	200,000	300	30	30	30	0.15	35

Setbacks from alleys shall be the same as otherwise applicable side or rear setbacks
[1] When a side or rear setback abuts a side or rear setback in an AG or residential zoning district, the setback standard of the abutting AG or residential zoning district shall apply if the abutting AG or residential district's setback standard is greater than the underlying nonresidential district standard. This provision shall also apply when abutting a municipality.
[2] Minimum setback shall be 12 feet or 20 percent of lot width, whichever is greater
[3] Structures in the GO, LI and II zoning districts may exceed the 50-foot building height limit by providing additional setbacks, as follows: for each 1 foot of additional height above 50 feet, structures shall be setback from all front, side and rear property lines by 2 feet more than the otherwise required minimum setback. Structures in the GO, LI and II districts shall not exceed 95 feet in height.
[4] Any one interior side setback may be waived if: (a) the development complies with all applicable fire codes; (b) adjacent to LC or less restrictive district; and (c) adequate access is provided to the rear of the property.
[5] The maximum gross floor area for any single use shall be 5,000 square feet. The maximum gross floor area for any single building shall be 10,000 square feet.
[6] A transition yard may also be required, which may increase the minimum setback shown in this table. See Section 9.3.6. [Revised 06.10.03]
[7] Any setback from a railroad right-of-way need not exceed 5 feet. A transition yard shall not be required in this instance. [Revised 08.12.03]

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

TO: THE PRIVATEBANK AND TRUST COMPANY, ITS SUCCESSORS AND/OR ASSIGNS
BOND KILDEER MARKETPLACE, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7A, 7B1, 7C, 8, 9, 10, 11A, 12, 13, 14, 16, AND 17 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF AUGUST, A.D.,2007.

_____
EDWARD A. HEDGE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3026
MY LICENSE EXPIRES ON NOVEMBER 30, 2008.
V3 COMPANIES OF ILLINOIS, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2009.

Engineers Scientists Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
BOND COMPANIES
350 WEST HUBBARD STREET, SUITE 450
CHICAGO, ILLINOIS 60610
312.853.0070

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	6-24-08	ADD A NEW ENTITY TO WHOM CERTIFIED			

ALTA/ACSM LAND TITLE SURVEY

KILDEER WHOLE FOODS/RETAIL DEVELOPMENT

FILE NAME: ALT06237	DRAWN BY: MMN	CHECKED BY: EAH	JOB NO.: 06237	SHEET NO.
JOB DIRECTORY: V01.1	PROJ. MAN.: EAH	DATE: 08/16/07	SCALE: 1" = 40'	1 of 1